



FOR LEASE

545 Speedvale Ave W

GUELPH ON

255,504 SF Industrial Facility in
Premium Guelph Location

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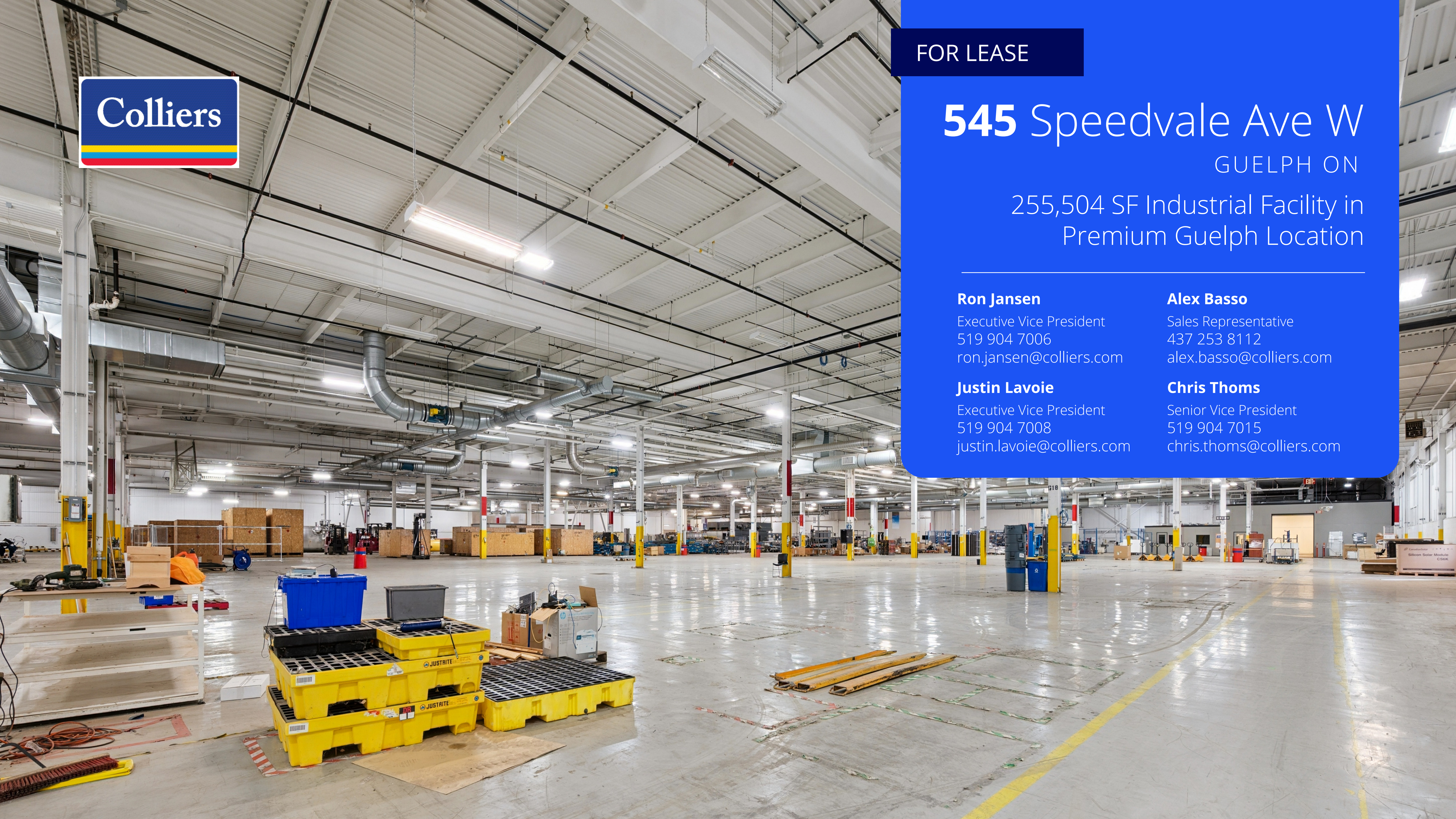
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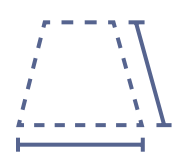
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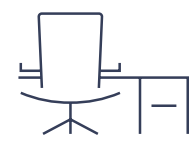


Why 545 Speedvale Ave W?

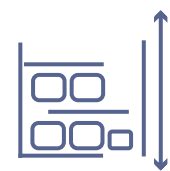
- 255,504 SF Industrial facility with 29,612 SF of office space
- Newer warehouse addition that features clear heights from 21' - 35', 40' x 60' column spacing, full climate control, 8 dock doors, 1 drive-in door and a dedicated shipping office and washrooms
- Original building provides 20' clear height, full air-conditioning, and 3 additional dock doors
- Ideally located close to public transportation, retail amenities and Highway 6
- A well-maintained and highly functional facility suited for a wide range of industrial uses



255,504 SF
Total



29,612 SF
Office



20' - 35"
Clear Height

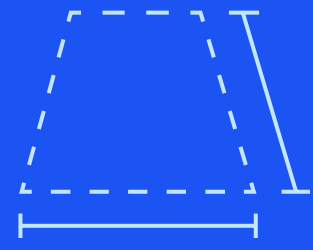


11 TL | 1 DI
Shipping



Property Details

545 Speedvale Avenue W, Guelph



Building Area

255,504 SF



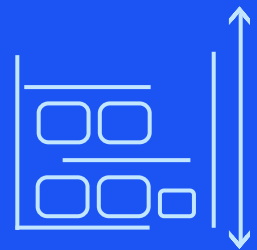
Office Area

29,612 SF



Warehouse Area

225,892 SF



Clear Height

20' - 35'



Power

3,000 amp 600 volt



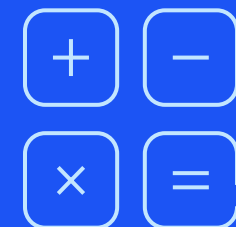
Shipping

1 Drive In | 11 Truck Level



Zoning

B Industrial



Additional Rent

\$3.20 PSF

Asking

For Lease: \$14.50 PSF Net

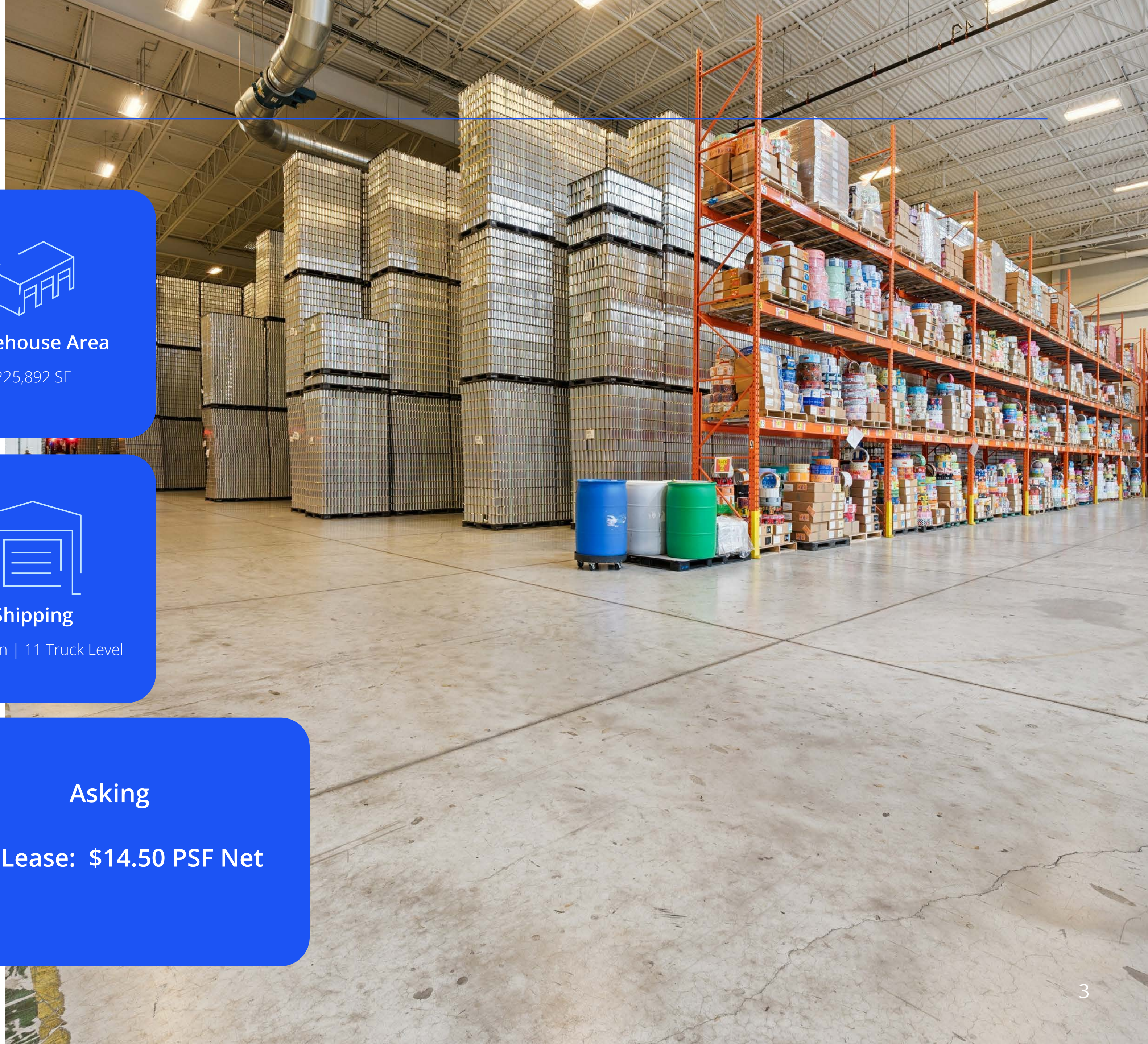
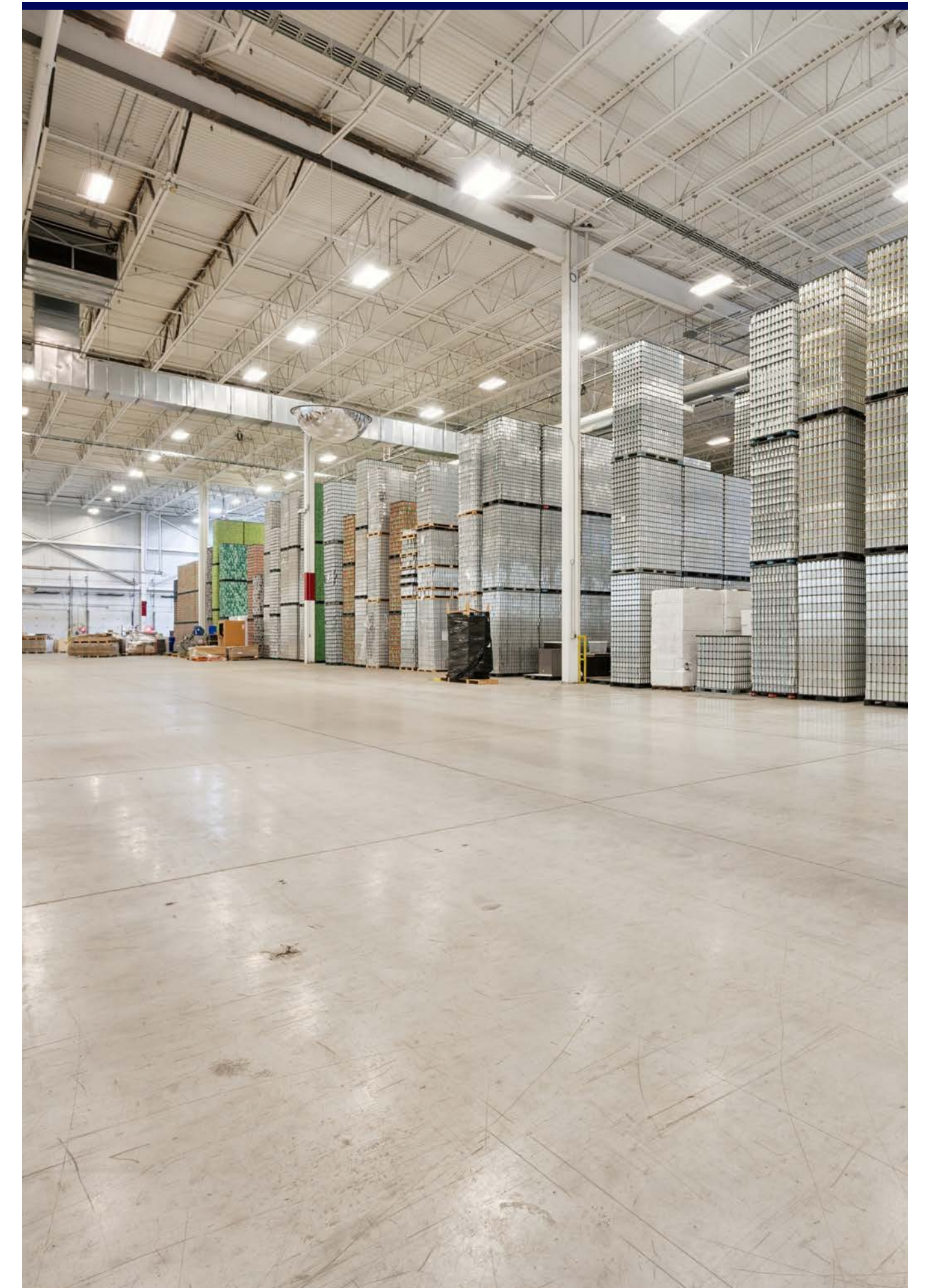


Photo Gallery




545 Speedvale Ave W | Guelph






Location Overview

545 Speedvale Ave W is ideally positioned in Guelph's north industrial node, offering businesses excellent connectivity and access to key transportation routes. Situated just minutes from Highway 6 and within close reach of Highways 401 and 7, the property provides efficient regional and provincial distribution capabilities.



WORKFORCE & COMMUNITY BENEFITS

-  Strong local labour force
-  Access to nearby public transit routes
-  Close to many amenities

BUSINESS ADVANTAGES

-  Central location within Southwestern Ontario
-  Proximity to Waterloo Region
-  Proximity to GTA and Airports

PROXIMITY

-  Cambridge: 22 Minutes
-  Toronto: 80 Minutes
-  Boarding Crossing: 95 Minutes







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